

<b>ITEM: 6.15</b>	<b>COMMITTEE OF ADJUSTMENT REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A282/22 293 CASTLEHILL RD, MAPLE</b>
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**THIS REPORT CONTAINS COMMENTS FROM THE FOLLOWING  
DEPARTMENTS & AGENCIES:**

\*Please see **Schedule B** of this report for a copy of Development Planning and Agency correspondence.

Additional comments from departments and agencies may be received after the publication of the Staff Report. These comments will be processed as an addendum and posted on the City's Website.

DEPARTMENTS	Circulated	Comments Received	Conditions	Nature of Comments
Committee of Adjustment	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	General Comments
Building Standards (Zoning Review)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Building Inspection (Septic)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Development Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Partial Approval no Conditions
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Recommend Approval w/Conditions
Parks, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
By-law & Compliance, Licensing & Permits	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Development Finance	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Real Estate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fire Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Ministry of Transportation (MTO)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Region of York	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Alectra	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Bell Canada	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
YRDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
YCDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CN Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CP Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TransCanada Pipeline	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Metrolinx	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Propane Operator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**PUBLIC & APPLICANT CORRESPONDENCE**

\*Please see **Schedule C** of this report for a copy of the public & applicant correspondence listed below.

The deadline to submit public comments is **noon on the last business day prior to the scheduled hearing date.**

Comments and written public submissions received after the publication of this Staff Report will be processed as an addendum and posted on the City's Website.

All personal information collected because of this public meeting (including both written and oral submissions) is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will become property of the City of Vaughan, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Committee of Adjustment and staff to process this application.

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

**PREVIOUS COA DECISIONS ON THE SUBJECT LAND**

\*Please see **Schedule D** for a copy of the Decisions listed below

<b>File Number</b>	<b>Date of Decision</b> MM/DD/YYYY	<b>Decision Outcome</b>
A056/06	02/23/2006	Approved by COA

**ADJOURNMENT HISTORY**

\* Previous hearing dates where this application was adjourned by the Committee and public notice issued.

None	
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**COMMITTEE OF ADJUSTMENT REPORT  
MINOR VARIANCE APPLICATION  
A282/22  
293 CASTLEHILL RD, MAPLE**

<b>ITEM NUMBER: 6.15</b>	<b>CITY WARD #: 1</b>
<b>APPLICANT:</b>	Marisa & Claudio Schioppo
<b>AGENT:</b>	None
<b>PROPERTY:</b>	293 Castlehill Road, Maple
<b>ZONING DESIGNATION:</b>	See below.
<b>VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:</b>	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"
<b>RELATED DEVELOPMENT APPLICATIONS:</b>	None
<b>PURPOSE OF APPLICATION:</b>	Relief from the Zoning By-law is being requested to permit an existing shed, canopy and decorative roof located over back yard gate.

The following variances have been requested from the City's Zoning By-law:

**The subject lands are zoned R3(EN) – Estate Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.339 under Zoning By-law 001-2021, as amended.**

#	Zoning By-law 001-2021	Variance requested
1	An accessory building or residential accessory structure shall not be located closer to a front lot line or an exterior side lot line than the principal building on the lot, except where explicitly permitted by this By-law. Section 4.1.2 c.	To permit a residential accessory structures (gate roof) to be located closer to the exterior lot line than the principal building.
2	An accessory building or residential accessory structure shall not be located closer to a front lot line or an exterior side lot line than the principal building on the lot, except where explicitly permitted by this By-law. Section 4.1.2 c.	To permit a residential accessory building(shed) to be located closer to the exterior lot line than the principal building.
3	An accessory building or residential accessory structure shall not be located closer to a front lot line or an exterior side lot line than the principal building on the lot, except where explicitly permitted by this By-law. Section 4.1.2 c.	To permit a residential accessory structures (canopy roof) to be located closer to the exterior lot line than the principal building.
4	The minimum required rear yard setback for the residential accessory building (shed) is 2.4m. Section 4.1.2b.	To permit a minimum rear yard setback for the residential accessory building(Shed) of 0.43m.
5	The minimum required exterior yard setback for the residential accessory building (shed) is 2.4m. Section 4.1.2 b.	To permit a minimum exterior yard setback for the residential accessory building(shed) of 0.74m.
6	The minimum required exterior yard setback for the residential accessory structure(canopy roof) is 2.4m. Section 4.1.2b.	To permit a minimum exterior yard setback for the residential accessory structure(canopy roof ) of 0.16m.
7	The minimum required exterior yard setback for the residential accessory structure(Gate roof) is 4.5m. Exception14(339) T-36	To permit a minimum exterior yard setback for the residential accessory structure(gate roof ) of 0.60m.
8	The minimum required interior side yard setback is 1.2m. Exception14(339) T-36	To permit a minimum interior side yard setback of 0.95m.
9	The maximum permitted lot coverage is 40%. Exception14(339) T-36	To permit a maximum lot coverage of 40.7%.

## HEARING INFORMATION

**DATE OF MEETING:** Thursday, August 31, 2023

**TIME:** 6:00 p.m.

**MEETING LOCATION:** Vaughan City Hall, Woodbridge Room (2<sup>nd</sup> Floor), 2141 Major Mackenzie Drive

**LIVE STREAM LINK:** [Vaughan.ca/LiveCouncil](https://vaughan.ca/LiveCouncil)

### PUBLIC PARTICIPATION

If you would like to speak to the Committee of Adjustment at the meeting, either remotely or in person, please complete the [Request to Speak Form](#) and submit to [cofa@vaughan.ca](mailto:cofa@vaughan.ca)

If you would like to submit written comments, please quote file number above and submit by mail or email to:

**Email:** [cofa@vaughan.ca](mailto:cofa@vaughan.ca)

**Mail:** City of Vaughan, Office of the City Clerk, Committee of Adjustment, 2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1

To speak electronically, pre-registration is required by completing the [Request to Speak Form](#) on-line and submitting it to [cofa@vaughan.ca](mailto:cofa@vaughan.ca) no later than NOON on the last business day before the meeting.

**THE DEADLINE TO REGISTER TO SPEAK ELECTRONICALLY OR SUBMIT WRITTEN COMMENTS ON THE ABOVE NOTED FILE(S) IS NOON ON THE LAST BUSINESS DAY BEFORE THE MEETING.**

## INTRODUCTION

Staff and Agencies act as advisory bodies to the Committee of Adjustment. The comments contained in this report are presented as recommendations to the Committee.

Section 45(1) of the Planning Act sets the criteria for authorizing minor variances to the City of Vaughan's Zoning By-law. Accordingly, review of the application may consider the following:

That the general intent and purpose of the by-law will be maintained.

That the general intent and purpose of the official plan will be maintained.

That the requested variance(s) is/are acceptable for the appropriate development of the subject lands.

That the requested variance(s) is/are minor in nature.

Public written and oral submissions relating to this application are taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

## COMMITTEE OF ADJUSTMENT COMMENTS

<b>Date Public Notice Mailed:</b>	August 17, 2023
<b>Date Applicant Confirmed Posting of Sign:</b>	August 10, 2023
<b>Applicant Justification for Variances:</b> <small>*As provided by Applicant in Application Form</small>	In 2013 an Inspector from the Building Department show up on my property informing me that the was a complaint regarding the canopy and to contact the City Building Department, I did and I was told that because the structure doesn't have footings(sitting on a floating concrete slab)and walls a permit wasn't required At the beginning of 2021 I realize that I still had an open permit regarding the addition of a window, I booked a final inspection with the City to close that permit, when the inspector show up make me aware that the was an open complaint regarding the canopy and I have to deal with I did apply for a permit and that's when I was informed to get a relief from the Committee of Adjustment In this request I am adding a shed that was built in 2009 even if isn't part of the complaint Whit the requirements from the Zoning By-Law regarding the minimum distance from the property line it's impossible to built anything.

**COMMITTEE OF ADJUSTMENT COMMENTS**

**Adjournment Requests (from staff):**

\*Adjournment requests provided to applicant prior to issuance of public notice

On August 10, 2024 Development Planning advised:

Development Planning has now carried out our review of the above noted Minor Variance application and has concerns with the application as proposed. Our Urban Design division has also provided the attached comments. After thorough discussion, Development Planning is not in position to support the canopy as it does not meet the general intent and purpose of By-law 001-2021 and presents a massing implication onto the exterior lot line. This extension of this accessory structure (canopy) along with the shed gives a linear perspective of one continuous structure which leads up to the rear addition of the dwelling. In addition, Development Planning and Urban Design are concerned with the safety of the canopy structure as it is missing a post at the corner, which might cause issues with the stability of the structure, particularly during the winter when there is heavy snow. Development Planning kindly asks that you remove the canopy structure in order to gain Development Planning's support.

On August 14, 2023, the applicant advised they would like to proceed as is.

On August 24, 2023, Development Planning advised:

Please be advised that the elevations provided for the above noted file are incorrect. The plans depict the sunroom door being located on the east elevation. During my site visit, I observed the sunroom door being located on the north elevation. While this will not impact Development Plannings position on the file, I kindly ask that you please have the elevations revised at your earliest convenience to avoid potential confusion at the Committee of Adjustment Meeting.

On August 25, 2023, Committee of Adjustment staff advised:

At this stage, any new plans would require a zoning review. Please complete the attached Revised Submission Form and well as the Zoning Review Waiver. The Zoning Review Waiver is required because Building Standards will not be able to review your revised submission prior to the meeting next Thursday. Issuance of statutory public notice was based on the attached zoning review, which can be used to assist you in completing this waiver.

The revised submission, including updated plans and Zoning Review Waiver are required by Monday, August 28 to proceed to August 31 hearing. If we do not receive staff will be recommending adjournment.

If you wish to defer the application to the next available hearing (September 21) to permit a zoning review of your revised submission, please advise.

**Was a Zoning Review Waiver (ZRW) Form submitted by Applicant:**

\*ZRW Form may be used by applicant in instances where a revised submission is made, and zoning staff do not have an opportunity to review and confirm variances prior to the issuance of public notice.

\*A revised submission may be required to address staff / agency comments received as part of the application review process.

\*Where a zoning review has not been completed on a revised submission, an opportunity is provided to the applicant to adjourn the proposal prior to the issuance of public notice.

Not to Date of Report.

**Adjournment Fees:**

### COMMITTEE OF ADJUSTMENT COMMENTS

In accordance with Procedural By-law 069-2019, an Adjournment Fee is applicable to reschedule an application after the issuance of public notice where a request for adjournment has been provided to the applicant prior to the issuance of public notice.

An Adjournment Fee can only be waived in instances where adjournment of an application is requested by the Committee or staff **after** the issuance of public notice.

**Committee of Adjustment Comments:** None

**Committee of Adjustment Recommended Conditions of Approval:** Should the application require adjournment from the August 31, 2023 hearing date, and Adjournment Fee is required to reschedule the application.

### BUILDING STANDARDS (ZONING) COMMENTS

\*\*See Schedule B for Building Standards (Zoning) Comments

**Building Standards Recommended Conditions of Approval:** None

### DEVELOPMENT PLANNING COMMENTS

\*\*See Schedule B for Development Planning Comments.

**Development Planning Recommended Conditions of Approval:** None

### DEVELOPMENT ENGINEERING COMMENTS

[Link to Grading Permit](#) [Link to Pool Permit](#) [Link to Curb Curt Permit](#) [Link Culvert Installation](#)

As the existing cabana in the subject property is 16.03m<sup>2</sup>, the owner/ applicant needs to obtain a lot grading permit from Development Inspection and Lot Grading division of the City's Development Engineering Department. Please note any in ground structure over 10 m<sup>2</sup> requires a grading permit. Please contact COA application engineering reviewer after receiving the grading permit to clear the condition. (Condition attached)

The Development Engineering (DE) Department does not object to the variance application A282/22 subject to the following condition:

**Development Engineering Recommended Conditions of Approval:** The Owner/applicant shall submit a Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit the grading permit link provided above to learn how to apply for lot grading and/or servicing approval.

### PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS

Forestry has no comment at this time.

**PFH Recommended Conditions of Approval:** None

### DEVELOPMENT FINANCE COMMENTS

No comment no concerns

**Development Finance Recommended Conditions of Approval:** None

### BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS

No Comments no concerns

**BCLPS Recommended Conditions of Approval:** None

### BUILDING INSPECTION (SEPTIC) COMMENTS

No comments received to date.

**Building Inspection Recommended Conditions of Approval:** None

## FIRE DEPARTMENT COMMENTS

No comments received to date.

<b>Fire Department Recommended Conditions of Approval:</b>	None
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## SCHEDULES TO STAFF REPORT

\*See Schedule for list of correspondence

<b>Schedule A</b>	Drawings & Plans Submitted with the Application
<b>Schedule B</b>	Staff & Agency Comments
<b>Schedule C</b> (if required)	Correspondence (Received from Public & Applicant)
<b>Schedule D</b> (if required)	Previous COA Decisions on the Subject Land

Should the Committee find it appropriate to approve this application in accordance with request and the sketch submitted with the application, as required by Ontario Regulation 200/96, the following conditions have been recommended:

### SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL

All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “**if required**”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	Committee of Adjustment <a href="mailto:cofa@vaughan.ca">cofa@vaughan.ca</a>	Should the application require adjournment from the August 31, 2023, hearing date, and Adjournment Fee is required to reschedule the application.
2	Development Engineering <a href="mailto:ian.reynolds@vaughan.ca">ian.reynolds@vaughan.ca</a>	The Owner/applicant shall submit a Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City’s Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at <a href="mailto:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a> or visit the grading permit link provided above to learn how to apply for lot grading and/or servicing approval.

### IMPORTANT INFORMATION – PLEASE READ

**CONDITIONS:** It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (**see condition chart above for contact**). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.

**APPROVALS:** Making any changes to your proposal after a decision has been made may impact the validity of the Committee’s decision.

An approval obtained from the Committee of Adjustment, where applicable, is tied to the building envelope shown on the plans and drawings submitted with the application and subject to the variance approval.

A building envelope is defined by the setbacks of the buildings and/or structures shown on the plans and drawings submitted with the application, as required by Ontario Regulation 200/96. Future development outside of an approved building envelope, where a minor variance was obtained, must comply with the provisions of the City’s Zoning By-law.

Elevation drawings are provided to reflect the style of roof (i.e. flat, mansard, gable etc.) to which a building height variance has been applied. Where a height variance is approved, building height is applied to the style of roof (as defined in the City’s Zoning By-law) shown on the elevation plans submitted with the application.

Architectural design features that are not regulated by the City’s Zoning By-law are not to be considered part of an approval unless specified in the Committee’s decision.

**DEVELOPMENT CHARGES:** That the payment of the Regional Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Regional Development Charges By-law in effect at the time of payment.

### IMPORTANT INFORMATION – PLEASE READ

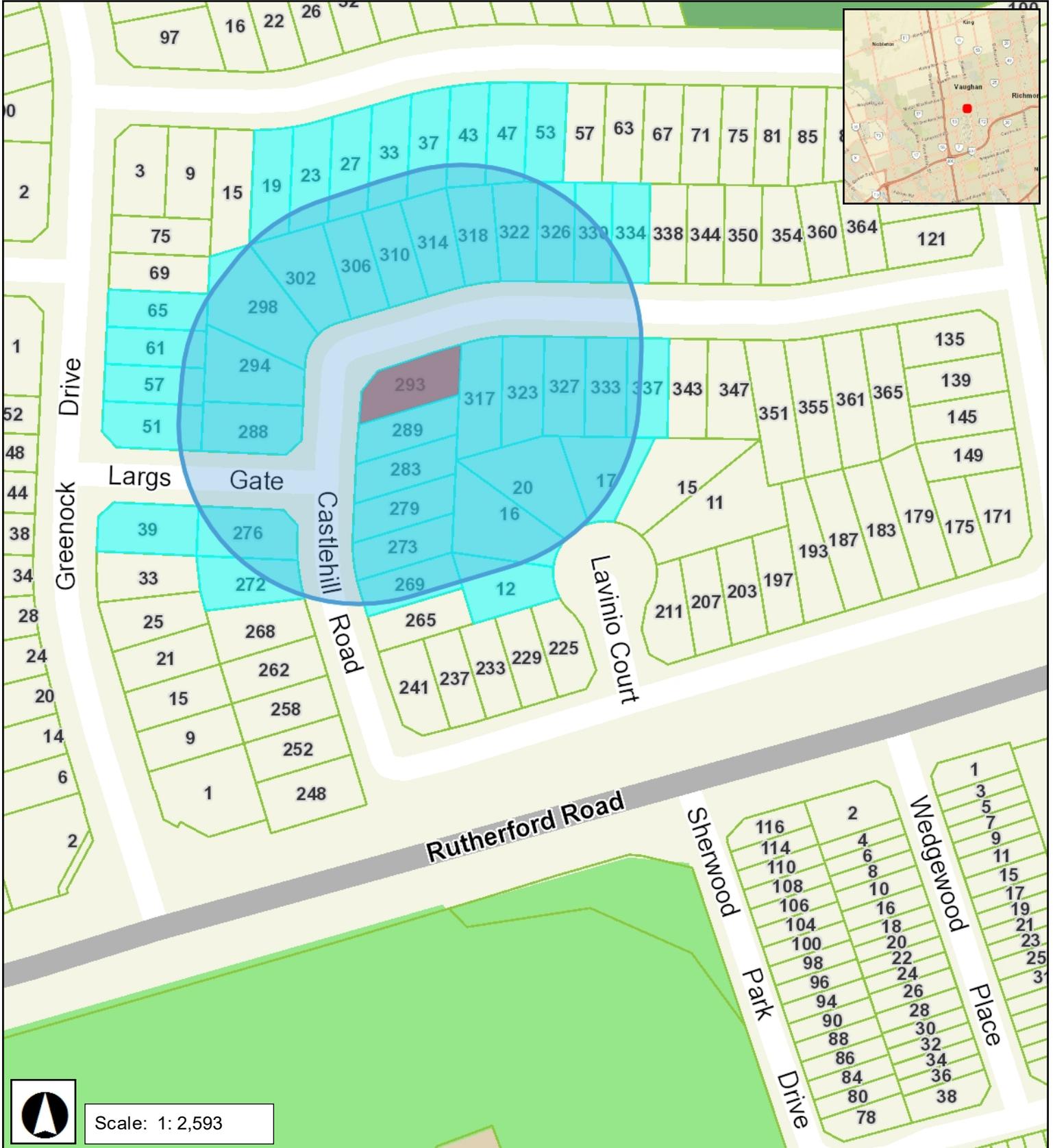
That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.

That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment

That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the Reserves/Capital Department.

**NOTICE OF DECISION:** If you wish to be notified of the decision in respect to this application or a related Ontario Land Tribunal (OLT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified of the Committee's decision you will **not** receive notice.

**SCHEDULE A: DRAWINGS & PLANS**



Scale: 1: 2,593

**RECEIVED**

By Christine Vigneault at 12:13 pm, Jul 25, 2023

# PLANS PREPARED AND VARIANCES IDENTIFIED BY APPLICANT

## CASTLEHILL ROAD

(By Registered Plan 65M-2731)  
P.I.N. 03338-0353

# A282/22

SURVEYOR'S REAL PROPERTY REPORT - PART 1  
PLAN OF  
LOT 22  
REGISTERED PLAN 65M-2731  
CITY of VAUGHAN  
Regional Municipality of York  
SCALE 1 : 150  
AVANTI SURVEYING INC.  
© COPYRIGHT 2023



**METRIC**  
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**BEARING NOTE**  
BEARINGS ARE ASTROMONIC AND ARE REFERRED TO THE EAST LIMIT OF CASTLEHILL ROAD, HAVING A BEARING OF N45°12'0"E ACCORDING TO REGISTERED PLAN 65M-2731.

**ELEVATION NOTE**  
ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE CITY OF VAUGHAN BENCHMARK NO. 25-4 HAVING A PUBLISHED ELEVATION OF 221.71 METRES.

**LEGEND**

□	DENOTES	SURVEY MONUMENT SET
RP	REGISTERED PLAN 65M-2731	
N,S,E,W	—	NORTH,SOUTH,EAST,WEST
M	—	MEASURED
CC	—	CUT CROSS
IB	—	IRON BAR
WT	—	WITNESS
P.I.N.	—	PROPERTY IDENTIFIER NUMBER
BF	—	BOARD FENCE
BRW	—	BRICK RETAINING WALL
SRW	—	STONE RETAINING WALL
CB	—	CATCH BASIN
MH	—	MANHOLE
SB	—	SERVICE BOX
MB	—	MAIL BOX
TC	—	TOP OF CURB
BC	—	BOTTOM OF CURB
DSE	—	DOORSILL ELEVATION
TRE	—	TOP OF ROOF ELEVATION
DT	—	DECIDUOUS TREE
CT	—	CONIFEROUS TREE
Ø	—	DIAMETER
HV	—	HYDRO VAULT
LS	—	LIGHT STANDARD
RPE	—	PLAN BY RADY-PENK & EDWARD SURVEYING, LTD., O.L.S. DATED JUNE 28, 1991

ASSOCIATION OF ONTARIO LAND SURVEYORS  
PLAN SUBMISSION FORM  
V-49417  
  
THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1026, Section 29(3).

### SURVEYOR'S CERTIFICATE

I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON THE 21ST DAY OF APRIL, 2023.

MAY 9, 2023  
DATE  
COLE RAIKES  
ONTARIO LAND SURVEYOR

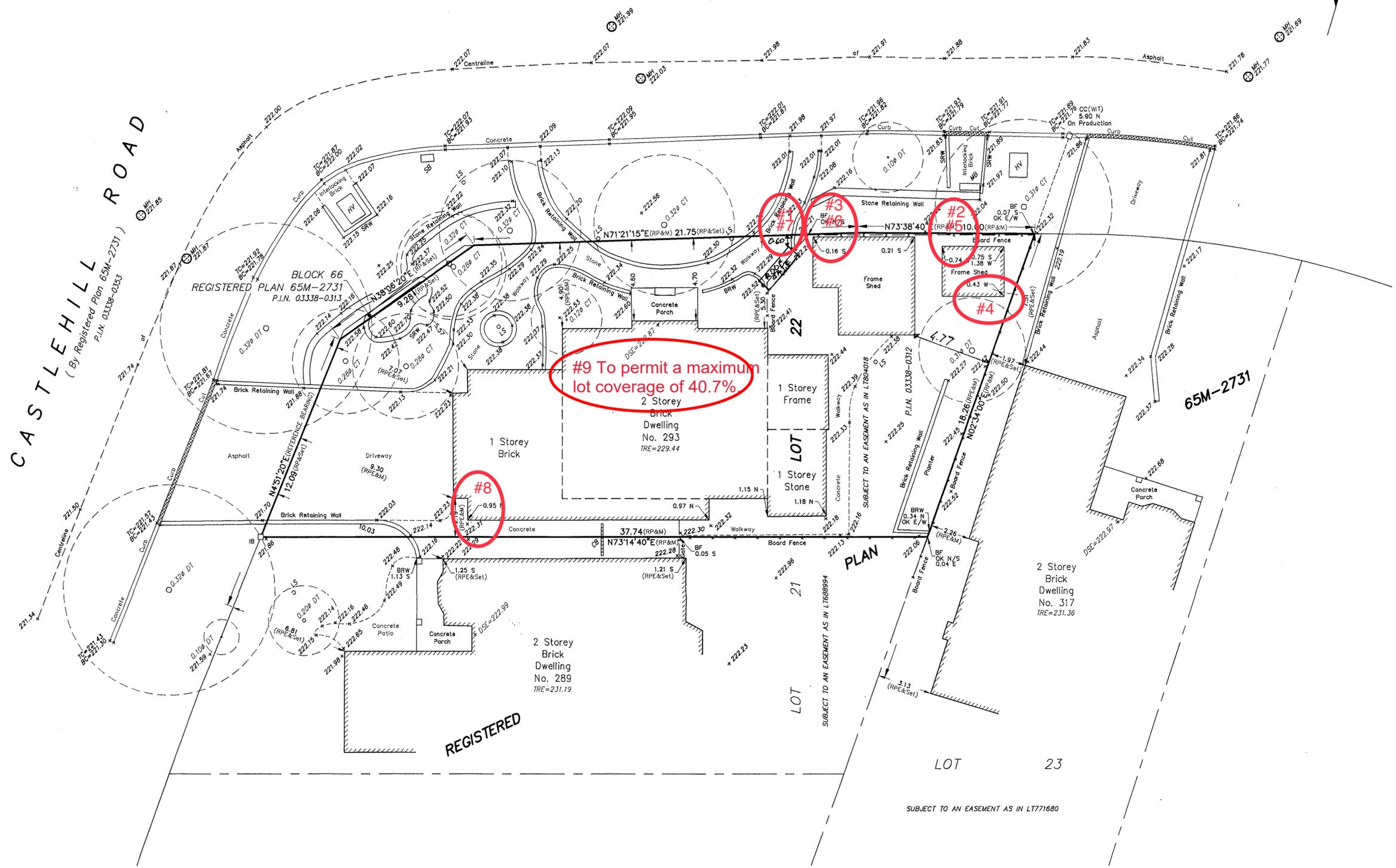
THIS PLAN WAS PREPARED FOR CLAUDIO AND MARISA SCHIOPPO

### PART 2 - SURVEY REPORT

- PLEASE NOTE LOCATION OF FENCES AND RETAINING WALLS
- REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY: SUBJECT TO AN EASEMENT AS IN L1804018
- THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS

**AVANTI SURVEYING INC.**  
310 North Queen St., Unit 102, Toronto ON M5C-5K4  
Tel: (416) 231-1174 • Fax: (416) 621-3360  
E-MAIL: info@avantisurveying.com

DRAWN: J.C. CHECKED: C.R. PROJECT 23-070



#9 To permit a maximum lot coverage of 40.7%

REGISTERED

LOT 21

LOT 22

LOT 23

65M-2731

PLAN

SUBJECT TO AN EASEMENT AS IN L771680

SUBJECT TO AN EASEMENT AS IN L768994

SUBJECT TO AN EASEMENT AS IN L1804018

**NEW**

August 24, 2022

Plans not reviewed by Zoning Staff

**A282/22**



Plans not reviewed by Zoning Staff

1 NORTH ELEVATION  
1 : 75

**GENERAL NOTES:**

- 1. DO NOT SCALE DRAWINGS.
- 2. THIS DRAWING IS NOT TO BE REPRODUCED UNLESS PROPER WRITTEN CONSENT IS OBTAINED FROM GTA PERMITS INC.
- 3. ALL DIMENSIONS TO BE VERIFIED PRIOR TO CONSTRUCTION.
- 4. ALL WORK SHOULD BE IN STRICT ACCORDANCE WITH THE 2012 ONTARIO BUILDING CODE & LOCAL MUNICIPAL BY-LAWS.

- 5. THESE DRAWINGS MAY BE ALTERED DUE TO ON SITE CONDITIONS NOT FORESEEN PRIOR TO CONSTRUCTION.
- 6. AFTER PERMIT IS OBTAINED ANY CHANGES MADE BY OWNER OR CONTRACTOR WILL BE THEIR RESPONSIBILITY AND GTA PERMITS INC. WILL NOT BE RESPONSIBLE.
- 7. BEFORE BEGINNING ANY WORK, IF CONTRACTOR FINDS ANY DISCREPANCIES NOTIFY GTA PERMITS INC. TO RECTIFY A SOLUTION.
- 8. THESE PLANS FORM THE BASES FOR PERMIT ISSUANCE AND ANY DEVIATIONS FROM THESE PLANS AND DETAILS, INCLUDING THE VENTILATION SYSTEM, HEATING SYSTEM, WOODSTOVE, FIREPLACE, DECKS, BALCONIES, AND FINISHED BASEMENTS, WILL REQUIRE REVISED DRAWINGS AND CLEARANCE BY THE BUILDING DEPARTMENT.

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be designer.

QUALIFICATION INFORMATION - Required unless design is exempt under 3.2.5.1 of Division "C" of the Ontario Building Code.

Grigorii Davidovitch 125678  
 Name Signature BCIN

QUALIFICATION INFORMATION - Required unless design is exempt under 3.2.5.1 of Division "C" of the Ontario Building Code.

Name BCIN

**PROJECT ADDRESS:**

293 CASTLEHILL RD.  
VAUGHAN, ON L6A 1V9

**DRAWING:**

NORTH ELEVATION

DESIGNER: Grigorii Davidovitch

VERSION: 1

DATE: Aug. 24, 2023

SCALE: 1 : 75

**P-4**

**NEW**

August 24, 2022

Plans not reviewed by Zoning Staff

**A282/22**



1 WEST ELEVATION  
1 : 75

**GENERAL NOTES:**

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 Name Signature BCIN

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Name BCIN

**PROJECT ADDRESS:**

293 CASTLEHILL RD.  
VAUGHAN, ON L6A 1V9

**DRAWING:**

WEST ELEVATION

DESIGNER: Grigorii Davidovitch

VERSION: 1

DATE: Aug. 24, 2023

SCALE: 1 : 75

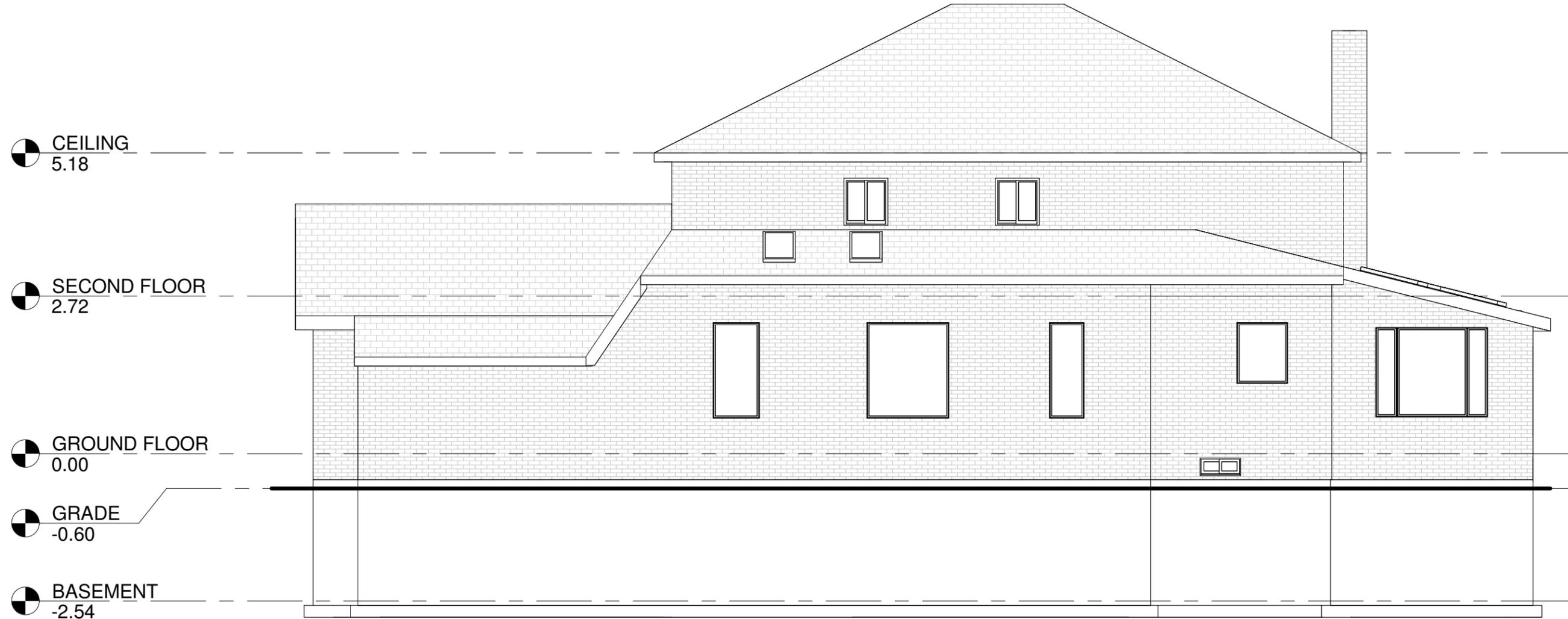
**P-5**

**NEW**

August 24, 2022

**A282/22**

Plans not reviewed by Zoning Staff



1 SOUTH ELEVATION  
1 : 75

**GENERAL NOTES:**

- 1. DO NOT SCALE DRAWINGS.
- 2. THIS DRAWING IS NOT TO BE REPRODUCED UNLESS PROPER WRITTEN CONSENT IS OBTAINED FROM GTA PERMITS INC.
- 3. ALL DIMENSIONS TO BE VERIFIED PRIOR TO CONSTRUCTION.
- 4. ALL WORK SHOULD BE IN STRICT ACCORDANCE WITH THE 2012 ONTARIO BUILDING CODE & LOCAL MUNICIPAL BY-LAWS.

- 5. THESE DRAWINGS MAY BE ALTERED DUE TO ON SITE CONDITIONS NOT FORESEEN PRIOR TO CONSTRUCTION.
- 6. AFTER PERMIT IS OBTAINED ANY CHANGES MADE BY OWNER OR CONTRACTOR WILL BE THEIR RESPONSIBILITY AND GTA PERMITS INC. WILL NOT BE RESPONSIBLE.
- 7. BEFORE BEGINNING ANY WORK, IF CONTRACTOR FINDS ANY DISCREPANCIES NOTIFY GTA PERMITS INC. TO RECTIFY A SOLUTION.
- 8. THESE PLANS FORM THE BASES FOR PERMIT ISSUANCE AND ANY DEVIATIONS FROM THESE PLANS AND DETAILS, INCLUDING THE VENTILATION SYSTEM, HEATING SYSTEM, WOODSTOVE, FIREPLACE, DECKS, BALCONIES, AND FINISHED BASEMENTS, WILL REQUIRE REVISED DRAWINGS AND CLEARANCE BY THE BUILDING DEPARTMENT.

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be designer.

QUALIFICATION INFORMATION - Required unless design is exempt under 3.2.5.1 of Division "C" of the Ontario Building Code.

Grigorii Davidovitch 125678  
 Name Signature BCIN

QUALIFICATION INFORMATION - Required unless design is exempt under 3.2.5.1 of Division "C" of the Ontario Building Code.

Name BCIN

**PROJECT ADDRESS:**

293 CASTLEHILL RD.  
VAUGHAN, ON L6A 1V9

**DRAWING:**

SOUTH ELEVATION

DESIGNER: Grigorii Davidovitch

VERSION: 1

DATE: Aug. 24, 2023

SCALE: 1 : 75

**P-6**

**NEW**

August 24, 2022

**A282/22**

Plans not reviewed by Zoning Staff



1 EAST ELEVATION  
1 : 75

**GENERAL NOTES:**

- 1. DO NOT SCALE DRAWINGS.
- 2. THIS DRAWING IS NOT TO BE REPRODUCED UNLESS PROPER WRITTEN CONSENT IS OBTAINED FROM GTA PERMITS INC.
- 3. ALL DIMENSIONS TO BE VERIFIED PRIOR TO CONSTRUCTION.
- 4. ALL WORK SHOULD BE IN STRICT ACCORDANCE WITH THE 2012 ONTARIO BUILDING CODE & LOCAL MUNICIPAL BY-LAWS.

- 5. THESE DRAWINGS MAY BE ALTERED DUE TO ON SITE CONDITIONS NOT FORESEEN PRIOR TO CONSTRUCTION.
- 6. AFTER PERMIT IS OBTAINED ANY CHANGES MADE BY OWNER OR CONTRACTOR WILL BE THEIR RESPONSIBILITY AND GTA PERMITS INC. WILL NOT BE RESPONSIBLE.
- 7. BEFORE BEGINNING ANY WORK, IF CONTRACTOR FINDS ANY DISCREPANCIES NOTIFY GTA PERMITS INC. TO RECTIFY A SOLUTION.
- 8. THESE PLANS FORM THE BASES FOR PERMIT ISSUANCE AND ANY DEVIATIONS FROM THESE PLANS AND DETAILS, INCLUDING THE VENTILATION SYSTEM, HEATING SYSTEM, WOODSTOVE, FIREPLACE, DECKS, BALCONIES, AND FINISHED BASEMENTS, WILL REQUIRE REVISED DRAWINGS AND CLEARANCE BY THE BUILDING DEPARTMENT.

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be designer.

QUALIFICATION INFORMATION - Required unless design is exempt under 3.2.5.1 of Division "C" of the Ontario Building Code.

Grigorii Davidovitch 125678  
 Name Signature BCIN

QUALIFICATION INFORMATION - Required unless design is exempt under 3.2.5.1 of Division "C" of the Ontario Building Code.

Name BCIN

**PROJECT ADDRESS:**

293 CASTLEHILL RD.  
VAUGHAN, ON L6A 1V9

**DRAWING:**

EAST ELEVATION

DESIGNER: Grigorii Davidovitch

VERSION: 1

DATE: Aug. 24, 2023

SCALE: 1 : 75

**P-7**







**SCHEDULE B: STAFF & AGENCY COMMENTS**

<b>DEPT/AGENCY</b>	<b>Circulated</b>	<b>Comments Received</b>	<b>Conditions</b>	<b>Nature of Comments</b>
TRCA *Schedule B	X			No Comments Received to Date
Ministry of Transportation (MTO) *Schedule B	X			No Comments Received to Date
Region of York *Schedule B	X	X		General Comments
Alectra *Schedule B	X	X		General Comments
Bell Canada *Schedule B	X			No Comments Received to Date
YRDSB *Schedule B				
YCDSB *Schedule B				
CN Rail *Schedule B				
CP Rail *Schedule B				
TransCanada Pipeline *Schedule B	X			No Comments Received to Date
Metrolinx *Schedule B				
Propane Operator *Schedule B				
Development Planning	X	X		Recommend Partial Approval/no conditions
Building Standards (Zoning)	X	X		General Comments

**Date:** November 30<sup>th</sup> 2022

**Attention:** **Christine Vigneault**

**RE:** Request for Comments

**File No.:** **A282-22**

**Related Files:**

**Applicant** Claudio & Marisa Schioppo

**Location** 293 Castlehill Road

**COMMENTS:**

- We have reviewed the proposed Variance Application and have no comments or objections to its approval.
- We have reviewed the proposed Variance Application and have no objections to its approval, subject to the following comments (attached below).
- We have reviewed the proposed Variance Application and have the following concerns (attached below).

Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Variance Application. This review, however, does not imply any approval of the project or plan.

All proposed billboards, signs, and other structures associated with the project or plan must maintain minimum clearances to the existing overhead or underground electrical distribution system as specified by the applicable standards, codes and acts referenced.

In the event that construction commences, and the clearance between any component of the work/structure and the adjacent existing overhead and underground electrical distribution system violates the Occupational Health and Safety Act, the customer will be responsible for 100% of the costs associated with Alectra making the work area safe. All construction work will be required to stop until the safe limits of approach can be established.

In the event construction is completed, and the clearance between the constructed structure and the adjacent existing overhead and underground electrical distribution system violates the any of applicable standards, acts or codes referenced, the customer will be responsible for 100% of Alectra's cost for any relocation work.

**References:**

- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream(Construction Standard 03-1, 03-4, 03-9), attached
- Canadian Standards Association, latest edition (Basic Clearances)

If more information is required, please contact either of the following:

Stephen Cranley, C.E.T

Mitchell Penner

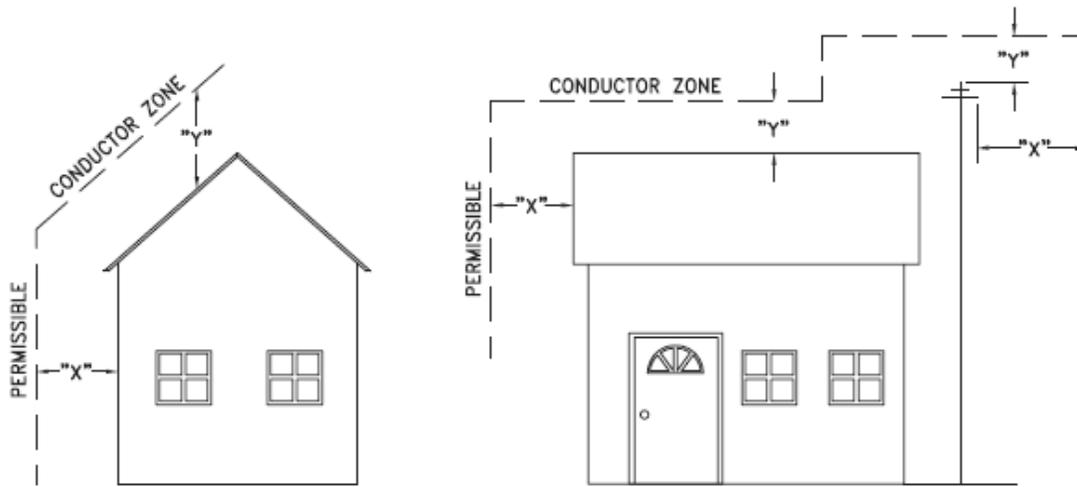
Supervisor, Distribution Design, ICI & Layouts (North)  
**Phone:** 1-877-963-6900 ext. 31297

Supervisor, Distribution Design-Subdivisions  
**Phone:** 416-302-6215

**E-mail:** [stephen.cranley@alecrautilities.com](mailto:stephen.cranley@alecrautilities.com)

**Email:** [Mitchell.Penner@alecrautilities.com](mailto:Mitchell.Penner@alecrautilities.com)





VOLTAGE	MINIMUM HORIZONTAL CLEARNACE UNDER MAXIMUM SWING CONDITIONS DIMENSION "X" (SEE NOTES 1, 3 & 4)	MINIMUM VERTICAL CLEARANCE UNDER MAXIMUM DESIGN SAG CONDITIONS DIMENSION "Y" (SEE NOTES 1, 2, 4 & 5)
0-600V AND NEUTRAL	100cm	250cm
4.16/2.4 TO 44kV	300cm	480cm

**NOTES**

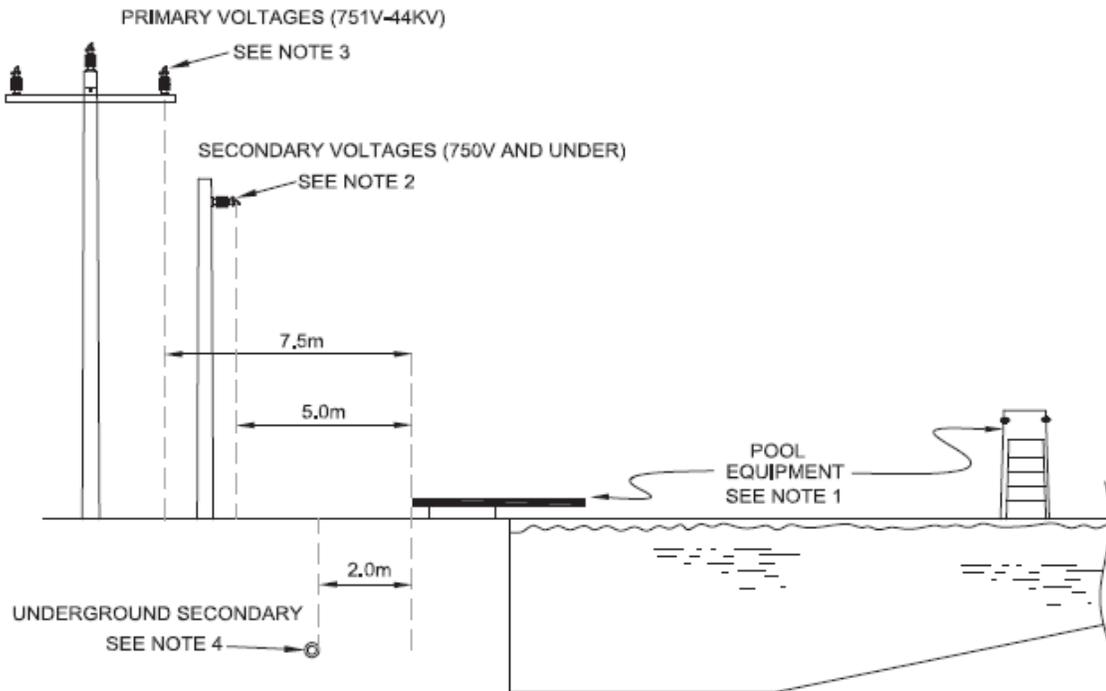
1. UNDER NO CIRCUMSTANCES SHALL A CONDUCTOR BE PERMITTED TO PENETRATE THE ENVELOPE SHOWN BY THE DOTTED LINE.
2. THE VERTICAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM DESIGN SAG.
3. THE HORIZONTAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM SWING. WHERE THE CONDUCTOR SWING IS NOT KNOWN A HORIZONTAL CLEARANCE OF 480CM SHALL BE USED.
4. BUILDINGS THAT EXCEED 3 STOREYS OR 15M IN HEIGHT, THE MINIMUM HORIZONTAL CLEARANCE OF THE SECONDARY CONDUCTORS SHOULD BE INCREASED TO 300cm WHERE IT IS NECESSARY TO ALLOW FOR THE RAISING OF LADDERS BY LOCAL FIRE DEPARTMENTS.
5. IN SITUATIONS SUCH AS MULTI-LEVEL GARAGES, WHERE ROOFS ARE NORMALLY USED BY PERSONS AND VEHICLES, THE VERTICAL CLEARANCES OF POWERSTREAM STANDARD 03-1 SHALL APPLY.
6. DISTRIBUTION LINES CONSTRUCTED NEAR BUILDINGS SHALL BE BUILT TO AVOID OVERHANG WHEREVER POSSIBLE. WHERE LINES MUST BE CONSTRUCTED OVER OR ADJACENT TO BUILDINGS THE APPLICABLE HORIZONTAL AND VERTICAL CLEARANCES SHALL BE AT CONDITIONS OF MAXIMUM CONDUCTOR SWING AND MAXIMUM SAG. THE ABOVE CLEARANCES ARE DESIGNED TO PREVENT PERSONS ON OR IN BUILDINGS AS WELL AS EXTERNAL MACHINERY USED IN CONJUNCTION WITH A BUILDING TO COME IN CONTACT WITH CONDUCTORS. EFFORTS SHOULD BE MADE TO INCREASE THESE CLEARANCES WHERE POSSIBLE.
7. ALL CLEARANCES ARE IN ACCORDANCE TO CSA C22.3 NO.1-06 (TABLE-9).

METRIC	IMPERIAL (APPROX)
480cm	16'-0"
300cm	10'-0"
250cm	8'-4"
100cm	3'-4"

**MINIMUM VERTICAL & HORIZONTAL CLEARANCES OF CONDUCTORS FROM BUILDINGS OR OTHER PERMANENT STRUCTURES (CONDUCTORS NOT ATTACHED TO BUILDINGS)**

**Certificate of Approval**  
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04  
Debbie Dadwani, P.Eng. 2010-MAY-05  
Name Date  
P.Eng. Approval By: D. Dadwani

ORIGINAL ISSUE DATE: 2010-MAY-05 REVISION NO: REVISION DATE:  
PS\System Planning and Standards\Standard Design\PowerStream Standards\PowerStream Standards working folder\Section 23-4\DWG 03-4 R0 May 5, 2010.dwg, 5/5/2010 9:22:02 AM, Adobe PDF



**NOTES:**

1. ANY STRUCTURE WITHIN 5.0 METRES OF POOL EDGE SHALL BE CONSIDERED PART OF THE POOL.
2. THERE SHALL NOT BE ANY OVERHEAD SECONDARY OR COMMUNICATION WIRING (750V OR LESS) ABOVE THE POOL, AND ABOVE OTHER ELEVATED SURFACES ASSOCIATED WITH THE POOL, INCLUDING BUT NOT RESTRICTED TO A DIVING STRUCTURE, SLIDE, SWINGS, OBSERVATION STAND, TOWER OR PLATFORM, OR ABOVE THE ADJACENT AREA EXTENDING 5.0M HORIZONTALLY FROM THE POOL EDGE.
3. THERE SHALL NOT BE ANY OVERHEAD PRIMARY WIRING (751V - 44KV) ABOVE THE POOL AND OTHER ELEVATED SURFACES ASSOCIATED WITH THE POOL, OR ABOVE THE ADJACENT AREA EXTENDING 7.5M HORIZONTALLY FROM THE POOL EDGE.
4. ANY UNDERGROUND CONDUCTORS SHALL BE 2.0M AWAY FROM POOL EDGE IN DUCT WITH NON-CONDUCTING JACKET. FOR DEPTH AND DUCT DETAILS REFER TO FIGURE 3 IN 25-100 FOR 200A SERVICE AND 25-101 FOR 400A SERVICE RESPECTIVELY, AS PER POWERSTREAM SERVICE DESIGN SPECIFICATIONS.
5. THESE DIMENSIONS APPLY TO ALL SIDES OF THE POOL.

CONVERSION TABLE	
METRIC	IMPERIAL (APPROX.)
7.5m	24'-6"
5.0m	16'-3"
2.0m	6'-6"

REFERENCES	
FIGURE 3, 25-100	SECTION 25
FIGURE 3, 25-101	SECTION 25

**MINIMUM CLEARANCES FOR CONDUCTORS ADJACENT TO SWIMMING POOLS**

ORIGINAL ISSUE DATE: 2013-JUNE-12 REVISION NO: R0 REVISION DATE:

Certificate of Approval	
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04	
Joe Crozier, P.Eng.	2013-JUN-12
Name	Date
P.Eng. Approval By:	Joe Crozier

**To:** Committee of Adjustment  
**From:** Bernd Paessler, Building Standards Department  
**Date:** July 19, 2023  
**Applicant:** Claudio & Marisa Schioppo  
**Location:** 293 Castlehill Road  
PLAN 65M2731 Lot 22  
**File No.(s):** A282/22

**Zoning Classification:**

The subject lands are zoned R3(EN) – Estate Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.339 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	An accessory building or residential accessory structure shall not be located closer to a front lot line or an exterior side lot line than the principal building on the lot, except where explicitly permitted by this By-law.  Section 4.1.2 c.	To permit a residential accessory structures(gate roof) to be located closer to the exterior lot line than the principal building.
2	An accessory building or residential accessory structure shall not be located closer to a front lot line or an exterior side lot line than the principal building on the lot, except where explicitly permitted by this By-law.  Section 4.1.2 c.	To permit a residential accessory building(shed) to be located closer to the exterior lot line than the principal building.
3	An accessory building or residential accessory structure shall not be located closer to a front lot line or an exterior side lot line than the principal building on the lot, except where explicitly permitted by this By-law.  Section 4.1.2 c.	To permit a residential accessory structures(canopy roof) to be located closer to the exterior lot line than the principal building.
4	The minimum required rear yard setback for the residential accessory building (shed) is 2.4m.  Section 4.1.2b.	To permit a minimum rear yard setback for the residential accessory building(Shed) of 0.43m.
5	The minimum required exterior yard setback for the residential accessory building (shed) is 2.4m.  Section 4.1.2 b.	To permit a minimum exterior yard setback for the residential accessory building(shed) of 0.74m.
6	The minimum required exterior yard setback for the residential accessory structure(canopy roof) is 2.4m.  Section 4.1.2b.	To permit a minimum exterior yard setback for the residential accessory structure(canopy roof ) of 0.16m.

7	The minimum required exterior yard setback for the residential accessory structure(Gate roof) is 4.5m.  Exception14(339) T-36	To permit a minimum exterior yard setback for the residential accessory structure(gate roof ) of 0.60m.
8	The minimum required interior side yard setback is 1.2m.  Exception14(339) T-36	To permit a minimum interior side yard setback of .95m.
9	The maximum permitted lot coverage is 40%.  Exception14(339) T-36	To permit a maximum lot coverage of 40.7%.

**Staff Comments:**

**Stop Work Order(s) and Order(s) to Comply:**

Order No. 21-116107, Order to Comply for , Issue Date: Jun 17, 2021

**Building Permit(s) Issued:**

Building Permit No. 21-128359 for Shed/Gazebo - New, Issue Date: (Not Yet Issued)

**Other Comments:**

General Comments	
1	The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.

**Conditions of Approval:**

If the committee finds merit in the application, the following conditions of approval are recommended.

\* Comments are based on the review of documentation supplied with this application.

**To:** Christine Vigneault, Committee of Adjustment Secretary Treasurer  
**From:** Nancy Tuckett, Director of Development Planning  
**Date:** August 18, 2023  
**Name of Owners:** Claudio & Marisa Schioppo  
**Location:** 293 Castlehill Road  
**File No.(s):** A282/22

---

**Proposed Variance(s) (By-law 001-2021):**

1. To permit a residential accessory structure (gate roof) to be located closer to the exterior lot line than the principal building.
2. To permit a residential accessory building (shed) to be located closer to the exterior lot line than the principal building.
3. To permit a residential accessory structure (canopy roof) to be located closer to the exterior lot line than the principal building.
4. To permit a minimum rear yard setback for the residential accessory building (shed) of 0.60 m.
5. To permit a minimum rear yard setback for the residential accessory structure (canopy roof) of 4.77 m.
6. To permit a minimum exterior yard setback for the residential accessory building (shed) of 0.75 m.
7. To permit a minimum exterior yard setback for the residential accessory structure (canopy roof) of 0.35 m.
8. To permit a minimum exterior yard setback for the residential accessory structure (gate roof) of 0.60 m.

**By-Law Requirement(s) (By-law 001-2021):**

1. An accessory building or residential accessory structure shall not be located closer to a front lot line or an exterior side lot line than the principal building on the lot, except where explicitly permitted by this By-law.
2. An accessory building or residential accessory structure shall not be located closer to a front lot line or an exterior side lot line than the principal building on the lot, except where explicitly permitted by this By-law.
3. An accessory building or residential accessory structure shall not be located closer to a front lot line or an exterior side lot line than the principal building on the lot, except where explicitly permitted by this By-law.
4. The minimum required rear yard setback for the residential accessory building (shed) is 9.0 m.
5. The minimum required rear yard setback for the residential accessory structure (canopy roof) is 9.0 m.
6. The minimum required exterior yard setback for the residential accessory building (shed) is 4.5 m.
7. The minimum required exterior yard setback for the residential accessory structure (canopy roof) is 4.5 m.
8. The minimum required exterior yard setback for the residential accessory structure (gate roof) is 4.5 m.

**Official Plan:**

City of Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"

**Comments:**

The Owners are requesting relief to permit two existing residential accessory structures (canopy roof and gate roof) and a residential accessory building (shed) with the above noted variances.

The Development Planning Department has no objection to Variances 1 and 8 for the location and reduced setback to an exterior side lot line for the gate roof. The Subject Lands are defined as a corner lot. A portion of the exterior side yard to the northeast of the dwelling is fenced and functions as part of the rear yard. A double wooden gate, along with its ornamental roof, is located off the northeast side of the dwelling and

provides access to the rear yard. The location and the reduced exterior side yard setback for the ornamental gate roof will not pose significant adverse massing impacts to the existing streetscape nor impact the function of the abutting uses. It will also not detract from the visual prominence of the dwelling.

The Development Planning Department has no objection to Variances 2 and 6. The area northeast of the dwelling is fenced as part of the rear yard. Therefore, the shed is proposed to be maintained behind the fence rather than part of an open exterior side yard that functions more like a front yard. Sufficient space is proposed between the fence and shed for maintenance purposes. The shed is of modest footprint and has a hip roof design. The hip roof, which presents a minimal mass, is the most visible portion of the shed from the streetscape. The shed will not pose significant adverse massing impacts to the abutting property to the east nor the existing streetscape, nor does it impact the function of the abutting uses.

The Development Planning Department has no objection to Variance 4. The shed is in the northeast corner of the lot to maximize the amount of open rear yard amenity space. The rear (east) lot line runs at an angle. As a result, only a corner of the shed would utilize the full extent of the requested relief. Sufficient space remains between the shed and rear lot line to carry out maintenance. Given that the shed is located in the northeast corner of the yard, its location will not impact the functionality of the rear yard. In addition, given its modest footprint and style, the shed will not pose significant adverse massing impacts to the abutting property and existing streetscape.

The Development Planning Department is not in a position to support Variances 3, 5 and 7 for the location and reduced setbacks from the rear and exterior side lot lines for the canopy roof. While Development Engineering has reviewed the above noted variances and has no concerns with the reduced rear and exterior side yard setbacks for the canopy roof from a lot grading and drainage perspective, Development Planning is of the opinion that the setback and placement is not appropriate. When viewed from the street to the north, the dwelling, canopy roof, and shed present a near-continuous stretch of built form spanning the majority of the exterior side lot line. Due to the footprint of the canopy roof structure and the modest distance between the dwelling and shed where it is proposed to be maintained, modification was required to maintain access to the rear yard.

Development Planning is of the opinion that a 4.77 m rear yard setback and a 0.35 m exterior side yard setback, resulting in a 4.23 m and 4.15 m reduction, are not minor in nature and will result in significant massing implications along the exterior lot line and existing streetscape. The canopy roof along with the shed presents a mass of continuous built form spanning the entire depth of the rear yard when viewed from the street. The canopy roof is of a gable design with the gable facing the road. The Development Planning Department is of the opinion that an appropriate distance is not provided between the lot line and the existing canopy roof and that adequate spatial separation of mass between the canopy roof and exterior property line has not been maintained and that the reduced exterior side yard setback is not adequate for providing sufficient landscaped amenity space to assist with providing privacy screening between the canopy roof and the exterior lot line.

The close proximity of built form also has adverse impacts on the access to and function of the rear yard, which is evident in the construction of the canopy roof. The southwest corner of the structure does not have a support post. The only door providing access between the dwelling and rear yard is located on the north facing wall of the rear addition. To access the rear yard from the dwelling, one would have to exit the rear addition from the doorway and walk around the corner of the addition into the rear yard. If a fourth post were provided at the southwest corner of the canopy, approximately 1.2 m away from the northeast corner of the rear addition, it would impede access and impact functionality by providing minimal access to the rear yard from the dwelling and north gate.

Accordingly, the Development Planning Department cannot support Variances 3, 5 and 7, and is of the opinion that the proposal is not minor in nature, does not maintain the general intent and purpose of the Zoning By-law, and is not desirable for the appropriate development of the land.

The Development Planning Department can support Variances 1, 2, 4, 6, and 8 and are of the opinion that the proposals are minor in nature, maintains the general intent and

purpose of the Official Plan and Zoning By-law, and is desirable for the appropriate development of the land.

**Recommendation:**

The Development Planning Department recommends **refusal** of Variances 3, 5 and 7, and **approval** of Variances 1, 2, 4, 6 and 8.

**Conditions of Approval:**

If the Committee finds merit in the application, the following conditions of approval are recommended:

None

**Comments Prepared by:**

Michelle Perrone, Planner 1  
David Harding, Senior Planner

**From:** [Kristen Regier](#)  
**To:** [Committee of Adjustment](#)  
**Cc:** [Christine Vigneault](#); [Lenore Providence](#)  
**Subject:** [External] RE: A282/22 (293 Castlehill Road) - REQUEST FOR COMMENTS, CITY OF VAUGHAN  
**Date:** Thursday, August 3, 2023 10:48:24 AM  
**Attachments:** [image001.png](#)

---

Hello,

The subject property at 293 Castlehill Road, Vaughan is not located within TRCA's Regulated Area. TRCA's Planning and Regulatory policy interests are not impacted.

As such, TRCA has no comments on the application.

Best,

**Kristen Regier, MA (she / her)**

Planner I

Development Planning and Permits | Development and Engineering Services

Toronto and Region Conservation Authority (TRCA)

T: [437-880-2129](tel:437-880-2129)

E: [kristen.regier@trca.ca](mailto:kristen.regier@trca.ca)

A: [101 Exchange Avenue, Vaughan, ON, L4K 5R6](#) | [trca.ca](http://trca.ca)



**From:** [Development Services](#)  
**To:** [Christine Vigneault](#)  
**Cc:** [Committee of Adjustment](#)  
**Subject:** [External] RE: A282/22 (293 Castlehill Road) - REQUEST FOR COMMENTS, CITY OF VAUGHAN  
**Date:** Wednesday, August 2, 2023 5:55:32 PM  
**Attachments:** [image001.png](#)  
[image003.png](#)

---

Hi Christine,

The Regional Municipality of York has completed its review of the minor variance application – A282/22 (293 Castlehill Road) and has no comment.

Many thanks,

*Our working hours may be different. Please do not feel obligated to reply outside of your scheduled working hours. Let's work together to help foster healthy work-life boundaries.*

**Niranjan Rajevan, M.Pl.** | Associate Planner, Development Services, Planning and Economic Development, Corporate Services

---

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1  
1-877-464-9675 ext. 71521 | [niranjan.rajevan@york.ca](mailto:niranjan.rajevan@york.ca) | [www.york.ca](http://www.york.ca)

*Our Values: Integrity, Commitment, Accountability, Respect, Excellence*



Our Mission: **Working together to serve our thriving communities – today and tomorrow**

Please consider the environment before printing this email.

**SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE**

<b>Correspondence Type</b>	<b>Name</b>	<b>Address</b>	<b>Date Received (mm/dd/yyyy)</b>	<b>Summary</b>
None				

**SCHEDULE D: PREVIOUS COA DECISIONS ON THE SUBJECT LAND**

<b>File Number</b>	<b>Date of Decision</b> MM/DD/YYYY	<b>Decision Outcome</b>
A056/06	02/23/2006	Approved by COA

COMMITTEE OF ADJUSTMENT  
**(VARIANCES)**

# NOTICE OF DECISION

**FILE NO: A056/06**

IN THE MATTER OF Subsection 45 of the Planning Act.

IN THE MATTER OF an application by **CLAUDIO & MARISA SCHIOPPO**, with respect to Part of Lot 16, Concession 4, (Part of Lot 22, Registered Plan No. 65M-2731, municipally known as 293 Castlehill Road, Maple.)

The subject lands are zoned R3, Residential, under By-law 1-88 subject to Exception 9(566) as amended.

The applicants are requesting a variance to permit the construction of a sunroom with a basement underneath and a covered concrete patio with a cold cellar underneath, to a two storey single family detached dwelling with attached garage, as follows:

**Proposal:**

Minimum Rear Yard Setback = 5.95m.

**By-Law Requirements:**

Minimum Rear Yard Setback = 9m

Sketches are attached illustrating the request.

Moved by:

  
\_\_\_\_\_

Seconded by:

  
\_\_\_\_\_

THAT the Committee is of the opinion that the variances sought can be considered minor and are desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

AND THAT Application No. **A056/06 – CLAUDIO & MARISA SCHIOPPO**, be **APPROVED** in accordance with the sketch attached

THIS MINOR VARIANCE DECISION IS NOT A BUILDING PERMIT AUTHORIZING CONSTRUCTION UNDER THE BUILDING CODE ACT, R.S.O. 1990, AS AMENDED. A BUILDING PERMIT MAY BE REQUIRED. PLEASE CONTACT THE BUILDING STANDARDS DEPARTMENT IN THE EVENT THAT YOU REQUIRE FURTHER CLARIFICATION.

CARRIED.

CHAIR: Mary Mauti

Signed by all members present who concur in this decision:

Mary Mauti

M. Mauti,  
Chair,

T. DeCicco

T. DeCicco  
Vice Chair,

L. Fluxgold

L. Fluxgold,  
Member,

D. H. Kang

D. H. Kang,  
Member,

~~M. S. Parnali~~  
~~ABSENT~~  
M. S. Parnali,  
Member,

**CERTIFICATION**

I hereby certify this to be a true copy of the decision of the Committee of Adjustment, and this decision was concurred in by a majority of the members who heard this application.

Dianne E. L. Grout

Dianne E. L. Grout, A.M.C.T.,  
Manager of Development Services and  
Secretary-Treasurer to Committee of  
Adjustment  
City of Vaughan

DATE OF HEARING: **FEBRUARY 23, 2006**  
LAST DATE OF APPEAL: **MARCH 15, 2006**

APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30P.M . ON MARCH 15, 2006  
NOTE: The Planning Act provides for appeals to be filed by "persons". As groups or associations, such as residents or ratepayers groups which do not have incorporated status, may not be considered "persons" for the purposes of the Act, groups wishing to appeal this decision should do so in the name of individual group members, and not in the name of the group.

**NOTE: IF ANY CONDITIONS ARE IMPOSED ON THIS APPLICATION,  
THE FINAL DATE FOR FULFILLING THEM IS:  
\*\*\* MARCH 15, 2007 \*\*\***

SURVEYOR'S REAL PROPERTY REPORT  
 PART 1  
 PLAN OF  
 LOT 22  
 PLAN 65M - 2731  
 CITY OF VAUGHAN  
 REGIONAL MUNICIPALITY OF YORK

METRIC  
 DISTANCES SHOWN ON THIS PLAN ARE  
 IN METRES AND CAN BE CONVERTED TO  
 FEET BY DIVIDING BY 0.3048.

*A056/06*

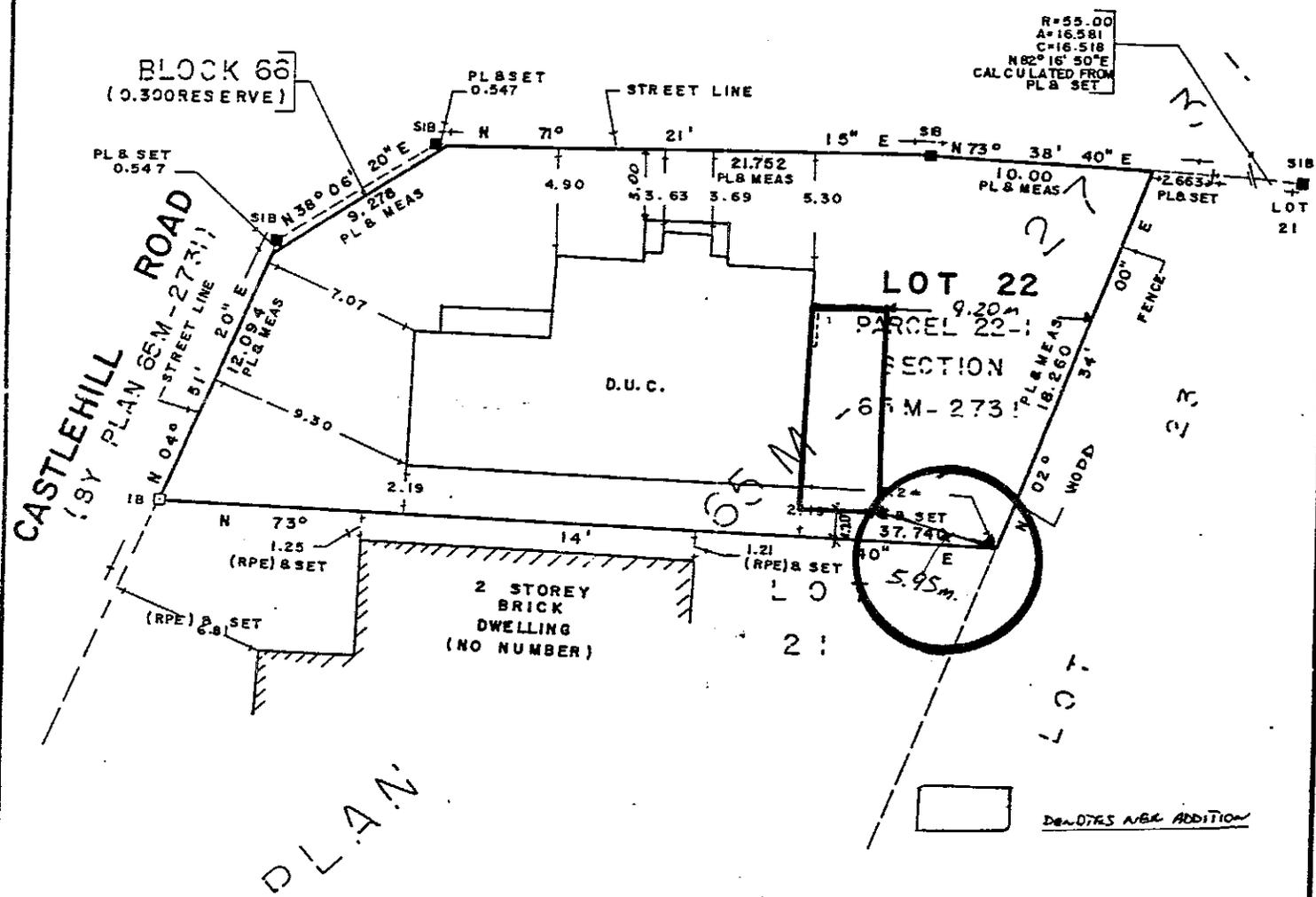
SCALE 1:300



RADY-PEN TEK & EDWARD SURVEYING LTD., O.L.S., 1991



CASTLEHILL ROAD  
 (BY PLAN 65M-2731)



NOTES

- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- DENOTES MONUMENT FOUND
- DENOTES MONUMENT SET
- PL DENOTES PLAN 65M - 2731
- D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
- (RPE) DENOTES RADY-PEN TEK & EDWARD SURVEYING LTD., O.L.S.

ALL FOUND MONUMENTS BY SCHAEFFER & REINTHALER LTD., O.L.S.

ALL TIES TO CONCRETE FOUNDATIONS  
 BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE EAST  
 LIMIT OF CASTLEHILL ROAD AS SHOWN ON PLAN 65M-2731  
 HAVING A BEARING OF N 04° 51' 20" E

THIS REPORT WAS PREPARED FOR  
 GREENPARK HOMES  
 AND THE UNDERSIGNED ACCEPTS  
 NO RESPONSIBILITY FOR USE  
 BY OTHER PARTIES.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:  
 THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS  
 COMPLETED ON THE 11 DAY OF JUNE, 1991.

DATE JUNE 28, 1991

*C. P. Edward*  
 C. P. EDWARD  
 ONTARIO LAND SURVEYOR

PART 2  
 THIS PLAN MUST BE READ IN  
 CONJUNCTION WITH SURVEY REPORT  
 DATED JUNE 28, 1991.



RADY-PEN TEK & EDWARD SURVEYING LTD.  
 ONTARIO LAND SURVEYORS  
 485 WILSON AVENUE, DOWNSVIEW, ONTARIO  
 635-5000  
 DRAWN: Y. W. CHECKED: C. P. E. / C. L.





## PLANNING ACT GUIDELINES FOR APPEALING VARIANCES

### Subsection 45 - 20 inclusive

- (12) The applicant, the Minister or any other person who has an interest in the matter may within twenty days of the making of the decision appeal to the Municipal Board against the decision of the Committee by serving personally on or sending by registered mail to the Secretary-Treasurer of the Committee a notice of appeal setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the Secretary-Treasurer of the fee prescribed by the Municipal Board\* under the Ontario Municipal Board Act as payable on an appeal from a Committee of Adjustment to the Board.
- (13) The Secretary-Treasurer of a Committee, upon receipt of a notice of appeal served or sent to him/her under subsection (12) shall forthwith forward the notice of appeal and the amount of the fee mentioned in Subsection (12) to the Municipal Board by registered mail, together with all papers and documents filed with the Committee of Adjustment relating to the matter appealed from and such other documents and papers as may be required by the Board.
- (14) If within such twenty days no notice of appeal is given, the decision of the Committee is final and binding, and the Secretary-Treasurer shall notify the applicant and shall file a certified copy of the decision with the Clerk of the Municipality.
- (15) Where all appeals to the Municipal Board are withdrawn by the persons who gave notice of appeal, the decision of the Committee is final and Binding and the Secretary of the Board shall notify the Secretary-Treasurer of the Committee who in turn shall notify the applicant and file a certified copy of the decision with the Clerk of the Municipality.
- (16) On an appeal to the Municipal Board, the Board shall except as provided in Subsections (15) and (17), hold a hearing of which notice shall be given to the applicant, the appellant, and Secretary-Treasurer of the Committee and to such other persons and in such manner as the Board may determine.
- (17) Despite the *Statutory Powers Procedure Act* and subsection (16), the Municipal Board may dismiss all or part of an appeal without holding a hearing, on its own motion or on the motion of any party if,
- (a) it is of the opinion that,
    - (i) the reasons set out in the notice of appeal do not disclose any apparent land use planning ground upon which the Board could allow all or part of the appeal,
    - (ii) the appeal is not made in good faith or is frivolous or vexatious, or
    - (iii) the appeal is made only for the purpose of delay;
  - (b) the appellant has not provided written reasons for the appeal;
  - (c) the appellant has not paid the fee prescribed under the *Ontario Municipal Board Act*; or
  - (d) the appellant has not responded to a request by the Municipal Board for further information within the time specified by the Board.
- (17.1) Before dismissing an appeal, the Municipal Board shall notify the appellant and give the appellant an opportunity to make representation in respect of the appeal and the Board may dismiss an appeal after holding a hearing or without holding a hearing on the motion, as it considers appropriate.
- (18) The Municipal Board may dismiss the appeal and may make any decision that the Committee could have made on the original application.
- (18.1) On an appeal, the Municipal Board may make a decision on an application which has been amended from the original application if, before issuing its order, written notice is given to the persons and public bodies who received notice of the original application under subsection (5) and to other persons and agencies prescribed under that subsection. (18.1.1) The Municipal Board is not required to give notice under subsection (18.1) if in its opinion, the amendment to the original application is minor.
- (18.2) Any person or public body who receives notice under subsection (18.1) may, not later than thirty days after the day that written notice was given, notify the Board of an intention to appear at the hearing or the resumption of the hearing, as the case may be.
- (18.3) If, after the expiry of the time period in subsection (18.2), no notice of intent has been received, the Board may issue its order.
- (18.4) If a notice of intent under subsection (18.2) is received, the Board may hold a hearing or resume the hearing on the amended application, or it may issue its order without holding a hearing or resuming the hearing.
- (19) When the Municipal Board makes an order on an appeal, the secretary of the Board shall send a copy thereof to the applicant, the appellant and the Secretary-Treasurer of the Committee.
- (20) The Secretary-Treasurer shall file a copy of the order of the Municipal Board with the Clerk of the Municipality.

**\$150.00 processing fee, payable to the TREASURER CITY OF VAUGHAN.**

**AND**

**\$125.00, by separate cheque, payable to the MINISTER OF FINANCE, for the primary variance appeal and \$25.00 for each related variance appeal.**